

CITY OF HOLLISTER

REQUEST FOR PROPOSAL FOR THE SALE OF THE McCRAY STREET/TRES PINOS ROAD PROPERTY HOLLISTER, CA



CITY OF HOLLISTER
DEVELOPMENT SERVICES DEPARTMENT
375 FIFTH STREET
HOLLISTER, CA 95023

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**REQUEST FOR PROPOSAL
FOR
THE SALE OF PROPERTY LOCATED AT
MCCRAY STREET/TRES PINOS ROAD
IN THE CITY OF HOLLISTER**

October 2013

GENERAL

The City of Hollister is requesting proposals for the sale of the property located at the northeast corner of McCray Street and Tres Pinos Road in the City of Hollister. The site is centrally located just east of Downtown Hollister. The Project Site encompasses one single parcel owned by the City of Hollister totaling 0.452 acres. The zoning for the Project Site is C2 General Commercial (see attached "APPENDIX A").

PROJECT GOALS

The City's goal is to sell the property to a private commercial developer and construct a new retail/commercial development that would be consistent with the surrounding area and comply with all City standards and ordinances.

The minimum proposal amount must meet the appraised value of the property of \$5.00 per square foot.

The City is encouraging all types of new development proposals to respond to this Request for Proposal. The City of Hollister's selection team will review all submittals.

Specific goals of the Project include:

- Consistent with the City's General Plan.
- Increase job opportunities to residents in the City of Hollister.
- Increase sales tax and property tax revenues to the City of Hollister.
- Stimulate new economic development activity in the City of Hollister.
- Increase private investment in the City of Hollister.
- Provide sufficient on-site parking as required by the City's Zoning Ordinance.
- Solidify the expansion of the commercial corridor running north south along McCray Street.
- Maintain the City's pedestrian and bike path along McCray Street
- No ingress/egress shall be permitted from the new HWY 25 Bypass/ Airline Highway.
- Access will be provided from Tres Pinos Rd. and McCray Street.

PROJECT BACKGROUND

The City of Hollister recently vacated a portion of real property that was former Right of Way of McCray Street. That parcel was sold to Hawkins Development Corporation and a new Walgreens is nearing completion. Based on its size and location in a prime commercial area, the City believes that this smaller site adjacent to the Walgreens is a viable piece of property for commercial development. The City Council approved the release of this Request for Proposals on October 7, 2013.

PROPOSED PROJECT SCHEDULE

October 7, 2013	Issue Request for Proposal
November 7, 2013	Proposals due at 3:00 p.m.
November 18, 2013	Select Developer Proposal
February 2014	Transfer of property will occur on/or before this date

PROPOSAL FORMAT

The proposal shall not exceed 20 (20) single-sided printed pages excluding cover sheet, table of contents, resumes and index sheets. Resumes included with the proposal shall not exceed one single-sided printed page per person listed in the table of organization. The proposal shall include the following as a minimum:

1. Transmittal letter. The transmittal shall include the legal name of your firm, address, contact person, and telephone number.
2. Developer team biography – If appropriate provide a detailed discussion of the development team including a description of the company history.
3. Project Approach – Provide a brief, written description presentation of the general approach to the commercial development.
4. Preliminary architectural and or site plan renderings or drawings intended to introduce staff to possible approach to project.
5. A list of potential tenants / types of uses.
6. An estimated total project costs, broken down by each of the following tasks: Preliminary Design, Final Design and Construction Support Services.
7. Financial Capacity – Provide experience of developer to equity capital and financing resources to carry out the proposed project, supported by most recent financial statements.
8. Project Schedule - Include a preliminary schedule for the development of the Project identifying milestones defined by the conceptual approach.
9. Statement of Qualifications - Include descriptions of relevant example projects completed within the past 10 years that are comparable in scope to the proposed project. Identify key staff, including sub-consultants and their responsibilities in the example projects and how they will be utilized on the Agency's proposed project.
10. References - Provide at least three (3) references, including names, addresses and telephone numbers that may be contacted by Agency staff.
11. The proposal sheet attached to the RFP must be completed and returned with proposal.
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PROPOSAL SUBMITTAL

Five (5) hard copies and one (1) electronic copy of the developer's proposal shall be submitted by **November 7, 2013 at 3:00 pm**, addressed as follows:

City of Hollister
Attn: Bill Avera
375 Fifth Street
Hollister, CA 95023
(831) 636-4360

Faxed proposals or proposals received after the deadline will not be accepted.

SELECTION PROCESS AND PROPOSAL EVALUATION PROCEDURES

All proposals received by the deadline will be presented to the City Council with a report and recommendation from City Staff.

COSTS INCURRED IN RESPONDING

This Request for Proposal does not commit the Agency to pay any costs incurred by any individual, firm, partnership or corporation in the submission of the proposals or to make necessary studies or designs for the preparation thereof, or to procure or contract for any articles or services.

McCray Street Proposal Sheet

This sheet shall be submitted with proposals and will be available to review immediately by all bidders. The City Clerk or Designee will read the information aloud to attendees. Please summarize.

Proposed Purchase Price \$ _____

Proposed Terms of Purchase _____

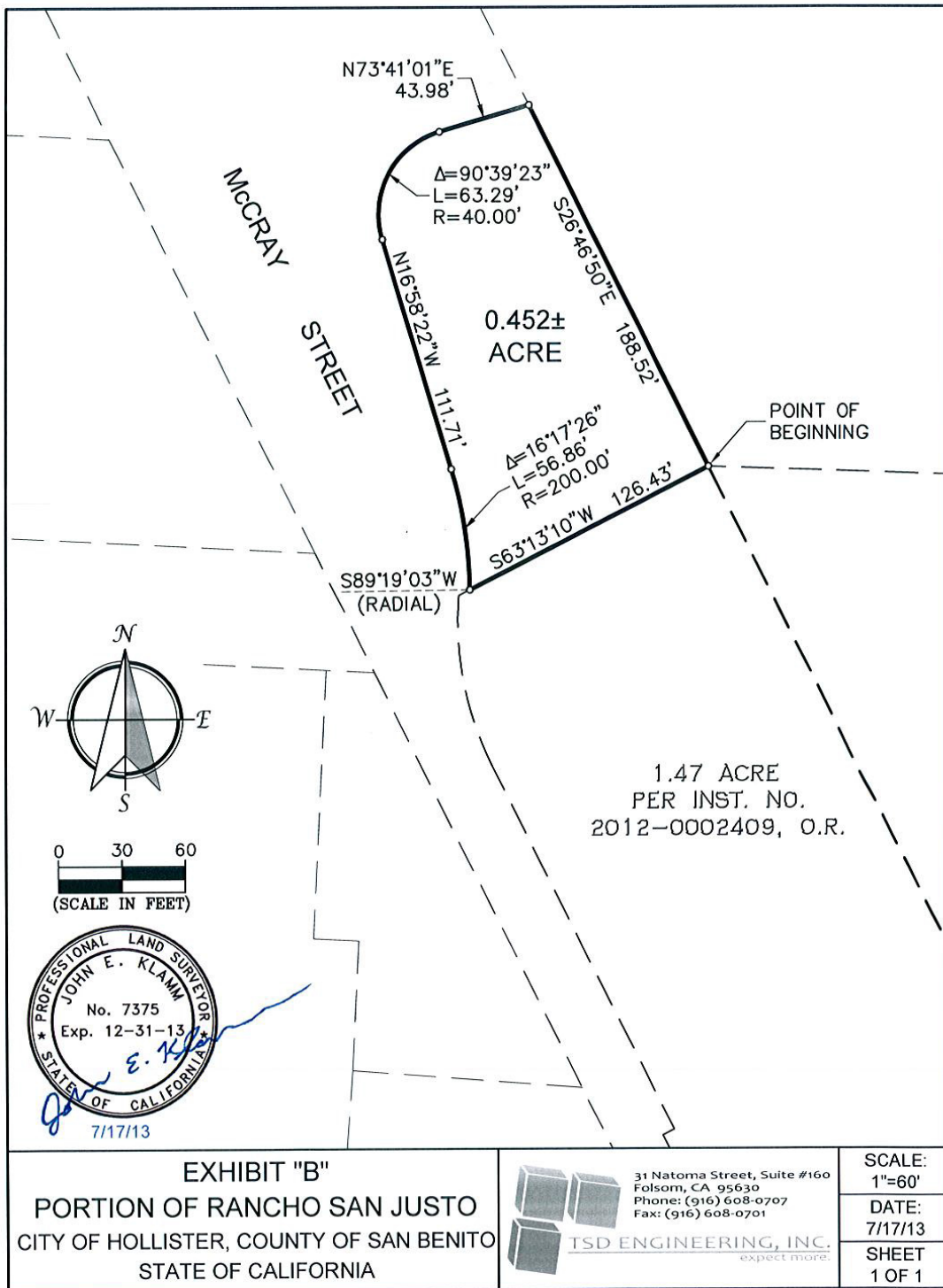
Proposed Use of Property _____

Exhibit A

All that real property situated in the State of California, County of San Benito, City of Hollister, being a portion of Homestead Lot 34 of the San Justo Rancho, according to the map thereof filed July 21, 1876, in Book 1 of Maps, at Page 64, San Benito County records, being more particularly described as follows:

Beginning at the most northerly corner of the 1.47 acre portion of McCray Street vacated by Resolution No. 2011-166 of the City of Hollister, recorded as Instrument No. 2012-0002409, Official Records of San Benito County; thence from said point of beginning, along the northwesterly boundary thereof, South $63^{\circ}13'10''$ West, 126.43 feet; thence along a non-tangent curve to the left, having a radius of 200.00 feet, the radius point of which bears South $89^{\circ}19'03''$ West, through a central angle of $16^{\circ}17'26''$, with an arc length of 56.86 feet; thence North $16^{\circ}58'22''$ West, 111.71 feet; thence along a tangent curve to the right, having a radius of 40.00 feet, through a central angle of $90^{\circ}39'23''$, with an arc length of 63.29 feet; thence North $73^{\circ}41'01''$ East, 43.98 feet to the northeasterly line of the former Union Pacific Railroad Company right of way; thence, along said northeasterly line, South $26^{\circ}46'50''$ East, 188.52 feet to the point of beginning; containing 0.452 acre, more or less.

End of description



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